



City of Sugar Land
P.O. Box 110
Sugar Land, TX 77478-0110

Public Open House
Wednesday, Oct. 11, 6-8 pm
Sugar Land City Hall



The city of Sugar Land is at a transitional moment in its history. The region and people's preferences are changing. As Sugar Land ages, the Land Use Plan is an important document that will guide how the city positively and proactively responds to these changes. An update to the Land Use Plan has been underway for the last four years. The Plan documents land use policies that guide development within Sugar Land and its extraterritorial jurisdiction.

**PRESERVING
OUR HOME TOWN
BUILDING OUR FUTURE**

STAY CONNECTED

Learn about the Land Use Plan at SugarLandTX.gov/LandUsePlan.

**Throughout the last four years, a citizen committee –
the Land Use Advisory Committee – has been diligently working
to develop policies that will guide future land use decisions.**

The Land Use Advisory Committee has completed their work and unanimously endorsed the draft Land Use Plan. **The Plan's recommended policies aim to protect the city's single-family residential neighborhoods while ensuring Sugar Land continues to be a premier place to live, work, shop and play within the region.** The Plan's recommendations are based on multiple meetings to engage the community and gather input. The city of Sugar Land is committed to collaborating with the community to best balance the various land uses that will be necessary to allow the city to continue to provide first-rate services and protect citizens' best interests in the near and long-term: ***preserving our home town, building our future.***

Dear Neighbors,

I have lived in Sugar Land for 23 years in Lakes of Austin Park, where I've been a Neighborhood Rep for 21 years, but my connection with our city dates back to the early 1970's when I was working for Gerald Hines and Sugarland Properties first began the master-planned community that is now First Colony.

I have served on several city task forces and committees over the years and I have a strong desire to see our city continue in the direction envisioned by those who have made Sugar Land a highly desirable place to live.

With that in mind, I am happy to serve on the LUAC, especially as it directs redevelopment. The LUAC Committee was tasked with a 20-25 year vision for our city and for the past 4 years, the Committee has worked with City staff, our consultant, and the public to write a document that will protect our beautiful city and bring about the wishes and needs of our citizens.

The Plan protects our single-family residences, identifies areas within the city that might evolve into more walkable, pedestrian-friendly centers, and addresses redevelopment. With very little vacant land left in the city and because our existing inventory of retail, business, and housing is aging, we need guidelines that will encourage owners and developers to build in a way that ensures Sugar Land's high standards are maintained.

I realize that many of the guidelines in the Land Use Plan will not be employed in the near future, but we must think beyond the next 3-5 years and envision what the next generation will want and need. I feel it's imperative that today's citizens prepare for tomorrow's citizens and we can do that without losing the amenities we enjoy today.



Debby Coffman

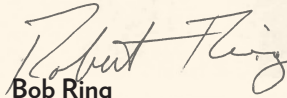
Co-Chair, Land Use Advisory Committee



Dear Neighbors,

I have lived in the City of Sugar Land area for more than 35 years and the Sugar Mill Subdivision for the last 27 years. I have served on the City's Building Standards Committee, completed Sugar Land 101 and have been involved in various organizations serving the broader Fort Bend County. My wife Daphne and I made a conscious decision in 1980 to move out of Houston after visiting friends who lived in Sugar Land. We raised our children in Sugar Land and feel that they were fortunate to be raised in such a family oriented town.

Having served on various committees with the City and other organizations over the years I was thrilled to become a member of the Land Use Advisory Committee. The committee has served as a sounding board for residents who have a strong desire to preserve the hometown, single family community we have always known and the vision to realize that we must not be stagnant if we care to continually attract families and provide the high level of public service that the community has come to expect.

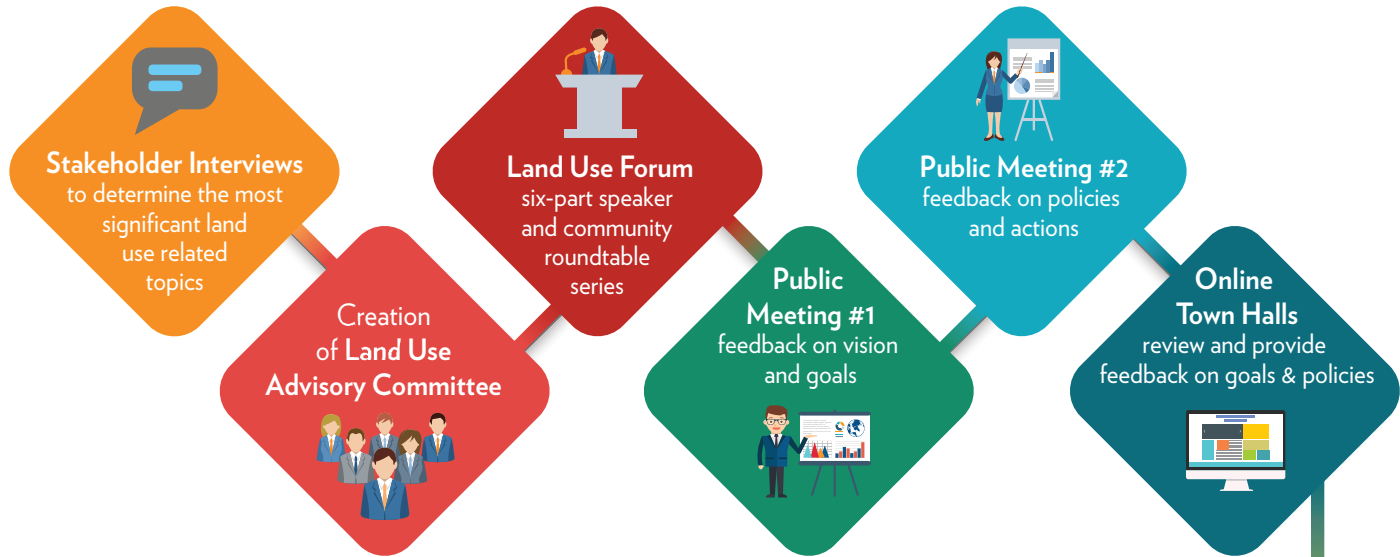


Bob Ring

Co-Chair, Land Use Advisory Committee

GATHERING PUBLIC INPUT

For the past four years, there have been multiple opportunities for public input.



LAND USE VISION



Sugar Land will develop and redevelop to remain a desirable place to live and do business. The city will change in response to long-term shifts in market demands and demographics trends, managing that change to preserve the city's appeal. It will balance different land uses, preserve the character of its neighborhoods, and create new walkable mixed use Regional and Neighborhood Activity Centers with a variety of offices, housing, retail, entertainment, and civic institutions.

LAND USE GOALS



Protecting Single-Family Neighborhoods



Creating Mixed Use Activity Centers



Encouraging Residential Options



A Great Place for Business



Amenities for All



Inviting Outdoor Spaces



Connected Land Uses



Balanced Growth



Fostering Redevelopment



Celebrate Sugar Land

The city must be prepared to respond proactively to demographic trends and long-term market shifts. The Land Use Plan is the single most important document for guiding this response. It will guide future development and redevelopment to align with the vision and goals of the Comprehensive Plan and ensure that Sugar Land continues to thrive in the future. The following is a snapshot of the Land Use Plan recommendations.

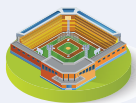
Read the complete Plan at www.SugarLandTX.gov/LandUsePlan.



Sugar Land's single-family residential neighborhoods are an important part of the city's past, and protecting them is the primary focus of the future. This Plan prioritizes the preservation and protection of single-family neighborhoods in Sugar Land and encourages increased coordination with the school district.



The success of Sugar Land Town Square is a model for future walkable mixed-use Regional and Neighborhood Activity Centers. Regional Activity Centers are proposed to attract visitors from around Sugar Land and the entire region. Neighborhood Activity Centers are proposed to be created through redevelopment of aging retail centers.



Maintaining amenities such as retail, restaurants, hotels, cultural institutions, parks, entertainment and recreational destinations are important in attracting residents, tourists and visitors.



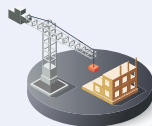
The Plan recognizes the benefit of utilizing land use strategies to increase overall mobility and reduce traffic congestion.



The Land Use Plan provides guidance for stronger restrictions on multi-family development, including a definitive statement that no new stand-alone, single-use, multi-family residential development within the city should be approved and that a school impact analysis should be completed when residential development is proposed.



Continued quality commercial development is vitally important to the city from both an economic perspective as well as the civic services and amenities it provides to residents and visitors.



Redevelopment is critical to maintaining the long-term fiscal health of the city, but must always be balanced and considerate of the impact on any single-family neighborhoods.

STAY INFORMED!

Date		Event
UPCOMING	Oct. 11	Public Open House
	Oct. 2 – Oct. 23	Online Town Hall
	Oct. 26	Planning & Zoning Commission Public Hearing

Participate in these opportunities to learn more about the Land Use Plan and Sugar Land's future.

For more information go to SugarLandTX.gov/LandUsePlan.